

122  
FIFTH AVENUE

28K RSF - TURN KEY SOLUTION  
ON LOWER FIFTH



# Entire 2<sup>nd</sup> Floor | 28,000 - 41,000 RSF

Ownership is committed to delivering a fully furnished, brand-new installation within six months of lease execution, designed by Vocon.

**\$100M+**  
REPOSITIONING

**28-41K SF**  
AVAILABLE SPACE

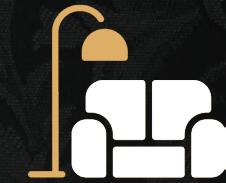
**4,000 SF**  
COMMUNAL ROOFTOP



Brand new entrance  
and lobby designed by  
STUDIOS



One of the largest floor  
plates on Lower Fifth  
approximately 28,000 RSF



Landlord has the ability to  
furnish the space as part of  
the transaction



Above standard ceiling  
heights up to 14'5"



Unique horizontal and vertical  
expansion opportunities



Advanced systems and  
touchless everything with  
smart phone integration

# CREATIVE TEST FIT

## Floor Size

27,902 RSF

## Ceiling Height

14' 5"



## Program Summary

WORK SEATS	ROOMS	SEATS
OPEN WORKSTATIONS	-	138
PRIVATE OFFICES	5	5
CONCIERGE	-	2
<b>TOTAL</b>	<b>5</b>	<b>145</b>
ENCLOSED COLLABORATION	ROOMS	SEATS
20P+ CONFERENCE	1	26
14-16P CONFERENCE	0	0
8-12P CONFERENCE	2	20
4-6P CONFERENCE	5	22
2P PHONE ROOM	2	4
1P PHONE BOOTH	11	11
<b>TOTAL</b>	<b>21</b>	<b>83</b>
AMENITIES & SUPPORT	ROOMS	SEATS
OPEN COLLABORATION	-	12
ARRIVAL LOUNGE	-	18
CAFE/PANTRY	-	45
WELLNESS/MOTHER'S ROOM	1	-
ALL-GENDER RESTROOM	2	-
IDF ROOM	1	-
IT STORAGE	1	-
COAT CLOSETS	4	-
COPY/PRINT	2	-
STORAGE ROOM	3	-
<b>TOTAL</b>	<b>12</b>	<b>75</b>
<b>RSF TOTAL</b>		28,000
<b>RSF / PERSON</b>		193

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# LIFE AT 122 FIFTH - 2ND FLOOR RENDERINGS

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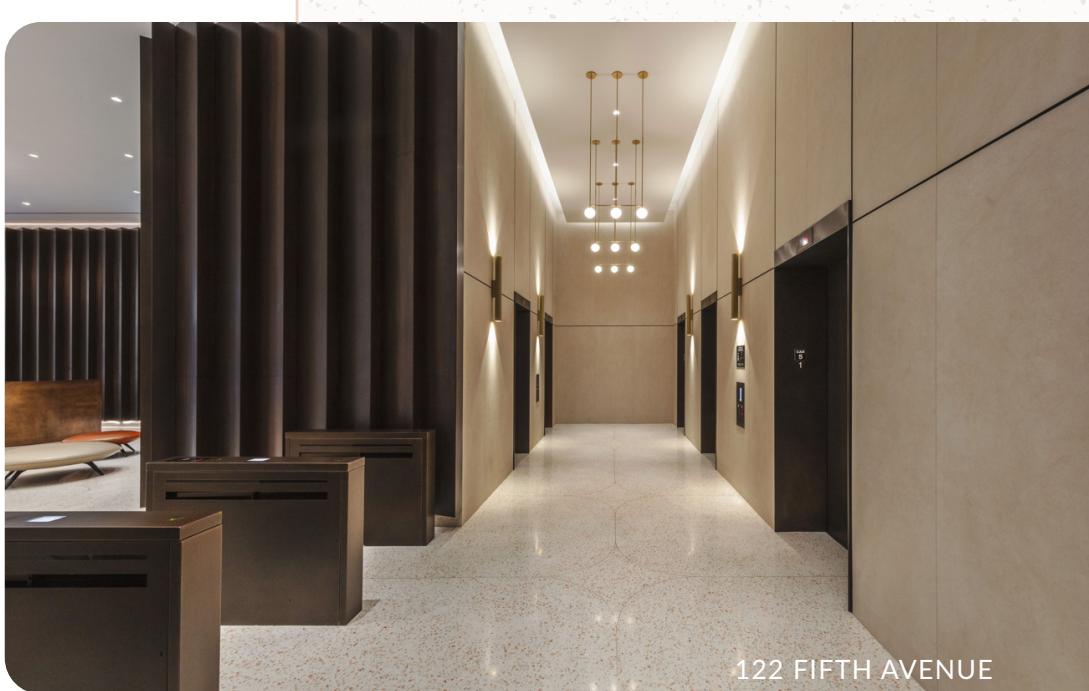
# WELCOME TO THE NEW WORKDAY

## NEW LOBBY

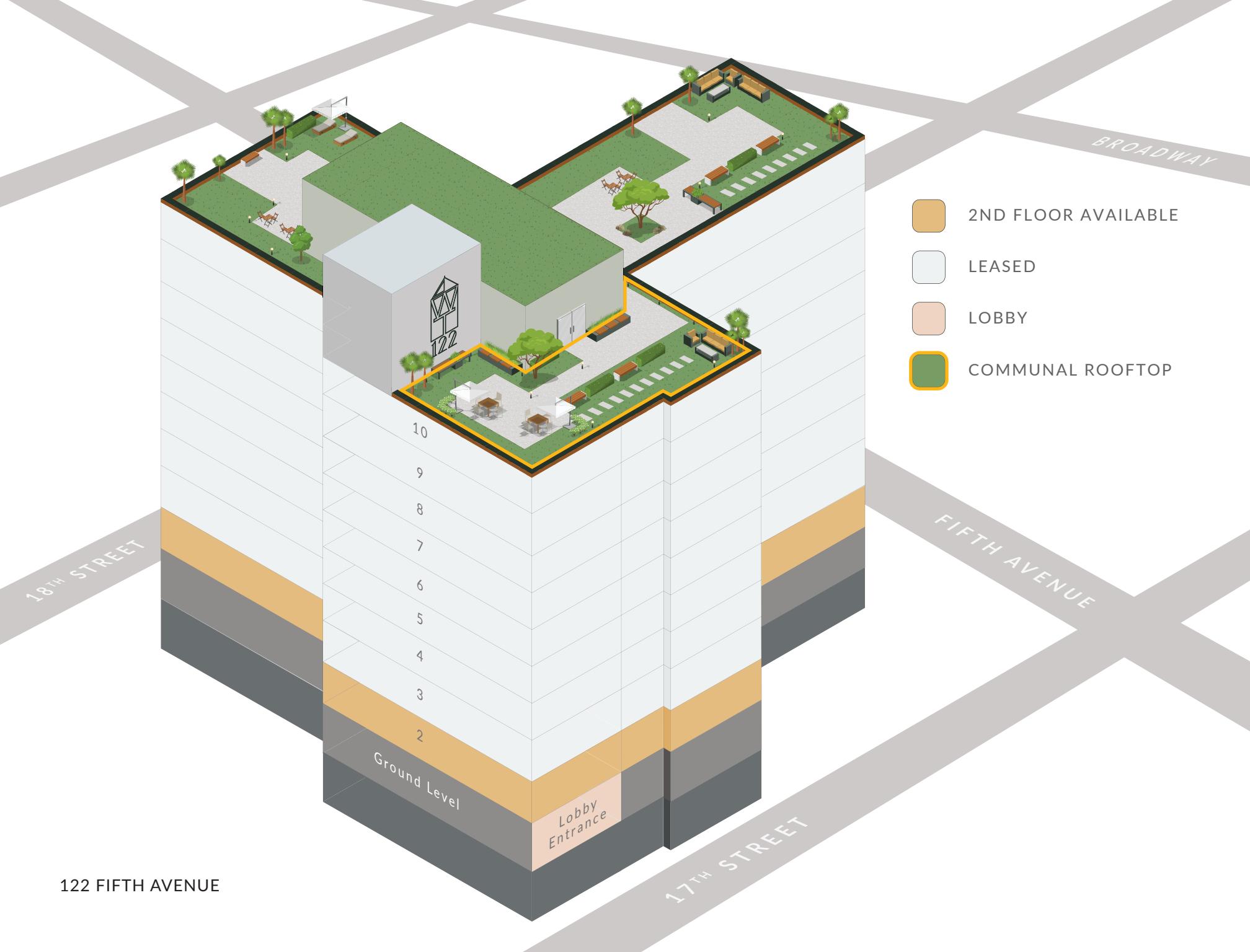
The all new 17th Street lobby, designed by STUDIOS Architecture, features 16'7" high ceilings, artwork, and a touchless entry experience.

## COMMUNAL OUTDOOR SPACE

Statement making outdoor space. The communal rooftop creates the perfect backdrop for product launches, brand activations and client entertaining.



122 FIFTH AVENUE



122 FIFTH AVENUE

2ND FLOOR AVAILABLE

LEASED

## LOBBY

## COMMUNAL ROOFTOP

28,000 - 41,000 SF  
floorplate—perfect for  
creating ‘Neighborhoods’  
within your space.

1122  
FIFTH AVENUE